IN RE: PETITION FOR SPECIAL HEARING \* N/S Highfield Court, 2342' N DEPUTY ZONING COMMISSIONER of Pot Spring Road (22 Highfield Court) OF BALTIMOTE COUNTY 8th Election District 3rd Councilmanic District Case No. 88-327-SPH Lewis J. Rubin, et ux

Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

. . . . . . . . . . . . .

The Petitioners herein request a special hearing to approve the removal of Restriction No. 3 in Case No. 87-307-A to allow the tennis court and its surrounding fence to be closer to the south property line than 15 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by Cornelius J. Carmody, Esquire. Also appearing on behalf of the Petition was Ed Hale. Dr. Shashi Desai, the adjoining property owner, appeared as a Protestant.

Testimony indicated that the subject property, zoned R.C. 4, was the subject matter of previous zoning Case No. 87-307-A. Testimony indicated that the Petitioners had constructed a tennis court in the side yard of the subject property in September 1986 after being issued a building permit. Shortly after completion of construction, in October 1986, it was discovered that a variance was required to permit the tennis court, an accessory structure, to be located in the side yard. After finding out that they were in violation of the zoning  $\mathcal N$  regulations, the Petitioners contacted the adjoining property owners, including regulations, the retitioners contacted the adjoining property owners, including Dr. Desai, and received their approval for the location of the tennis court. (See Petitioner's Exhibits 2, 3 and 4). Petitioners further testified they have landscaped the tennis court in compliance with the requirements imposed by the community association.

Dr. & Mrs. Rubin testified at the instant hearing that they were mistakenly advised by the zoning technician who reviewed their Petition for Vari-

ZINING ADVISORY CIMMINIS Traffic No Comment CRITICAL AREA Zoning Violation: Yes No Citation Number: 38-6

\*Documents Factored

### ZONING DESCRIPTION

22 Highfield Court Cockeysville, Maryland 21030 8th Election District

Located on the north end of Highfield Court at a distance of 2342 feet north of the centerline of Pot Spring Road.

Being also known and designated as Lot 33 on "Plat 2 Overlook" which Plat is recorded among the Plat Records of Baltimore County in Plat Book EHK, Jr. No. 51, folio 72.

ance in the previous case that they also needed a variance for a 15-foot side yard setback. Thus, the Petition for Variance in Case No. 87-307-A requested the tennis court be permitted to be located in the side yard, and a side yard setback of 15 feet in lieu of the required 50 feet for the fence. The Petitioners believed and testified in that case that the fence, which had already been built, was 15 feet from the adjoining property line. After receipt of the Order in 87-307-A, the Petitioners received the survey marked Petitioner's Exhibit 1. The fence surrounding the tennis court is 5 feet from the property line at one point. Since Petitioners did not strictly comply with Restriction No. 3 which states "The fence around the tennis court must be no closer than 15 feet to the south property line", the Petitioners filed a new Petition for Zoning Variance which was assigned Case No. 88-277-A. After obtaining the assistance of Counsel, the Petitioners filed the instant Petition for Special Hearing and requested that Case No. 88-277-A be dismissed at the hearing held on February 22, 1988.

Petitioner's Counsel pointed out that pursuant to Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), an accessory structure need only he 2.50 feet from any property line. Petitioners argued that the original order incorrectly required them to comply to be a greater distance from the side property line than the zoning regulations. Petitioners testified they believe that Restriction No. 3 was imposed on them because of the way their original petition was drawn up and their subsequent testimony indicating the tennis court fence was 15 feet from the property line.

Dr. Desai testified that he believes the fence is too close to his property line and should be a minimum of 15 feet. He testified that at the time that he signed Petitioner's Exhibit 2, he was not aware of the contents of the zoning regulations and that the tennis court was required to be in the rear yard rather than the side yard. He further testified he believes the location of the tennis court limits his development of his side yard.

February 25, 1988

Cornelius J. Carmody, Esquire 300 Water Street Baltimore, Maryland 21202

RE: Petition for Special Hearing N/S Highfield Court, 2,342' N of Pot Spring Road (22 Highfield Court) 8th Election District - 3rd Councilmanic District Lewis J. Rubin, et ux - Petitioners Case No. 88-327-SPH

Dear Mr. Carmody:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly, yours,

ANN M. NASTAHOWICZ Deputy Zoning Commissioner for Baltimore County

etd: MMA Enclosures

cc: People's Counsel

File

Dr. Shashi Desai 20 Highfield Court Cockeysville, Maryland 21030

It is clear from the testimony and evidence presented at the special hearing that the tennis court is in no different location than it was at the time of the hearing held in Case No. 87-307-A. The testimony was that the Petitioners believed that the nearest point of the fence to the adjoining property was 15 feet, and thus, Restriction No. 3 was imposed. In the opinion of the Deputy Zoning Commissioner, the Petitioners acted in good faith in constructing the tennis court in its present location and distance from the property line.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltime: 3 day of February, 1988 that Restriction No. 3 in Case No. 87-307-A be removed to allow the tennis court and its surrounding fence to be closer to the south property line than 15 feet and located in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Hearing is hereby GRANTED, subject to the following restriction:

> 1) The tennis court shall be landscaped in compliance with the Baltimore County Landscaping Manual. Petitioners shall submit a landscaping plan to the Office of Current Planning for approval within 30 days of the date of this Order.

> > Chi HNech will ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

88-327-574 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMURE COUNTY

Posted for: Special Herring Posted for:

Petitioner: Louis J. Rubine of us

Location of property: NS High State CT, 13-12' N / 101 Spring Rd.

Location of Signs: Lating Christian way for const of Night Field Cl., comme 10' Fr. Remarks: 6/30 Chorps all on 2084 of Color 10. 17-177-4 of 16 22 ad

Posted by Asserter Number of Signet \_\_\_\_\_\_

## CERTIFICATE OF PUBLICATION

NOTICE OF HEARING The Zoning Commissioner of Bal-timore County by authority of the Zauung Act and Regulations of Balti-more County will hold a public hearing on the property identified herein in Room 10s of the County Office Building lineared at 111 W Chesapeake Avenue in Townson Marcland as follows. Case number 88-327 SPH VS Highfield Court, 2342' N of For Spring Road (22 Highheld Court) 6th Election Entricl —

3rd Louncilmanic District
Fetitusiers Lewis J Rubiu, et us
DALE, TIME Monday
February 22, 1988 at 11 (0 a m
\*FOR SNOW DATE CALL 494 3391\* Spenal Hearing - The remenal of restration number bu. Case number and its autiounding fence to be closer to the south property line than In the event that this Petition is granted, a building permit may be insued within the thirty (31) day ap-[peal period The Zorung Commisrequest for a stay of the samance of and pernut during this period has good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or eserved at the hear-J. ROBERT HAINES

> Zoning Commissioner of the itemore County

TOWSON, MD. Fub 4 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, appearing on Feb 1 1988

THE JEFFERSONIAN,

Ducan Vinder & Church

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve The removal of restriction number 3 in Case No. 87-307-A to allow the tennis court and its surmanding fence to be closer to the south property line than : Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Lewis J. Rubin (Type or Print Name) (Type or Print Name) Dini I Theli -Signature \_\_Signature Joanne M. Rubin (Type or Print Name) Jesune M. Milain City and Stare Signature Attorney for Petitioner:

Cornelius J. Carnoly, Esq.

Comme Comme

(Type or Print Name)

Signature

2 C O -- No. 1

OF HEARING

The Zoning Com-

County, by suthority of the Zorang Act, and Requisitions of Balamore County will hold a public hearing

on the property identified herein in Room 106 of the

County Office Building located at 111 W Chase-

peaks Avenue in Towers

(22 Highfield Court) 8th Election District

3rd Councilment District

Postboners: Levels J. Rubin, et ga

FEBRUARY 22, 1906

of 11.00 A.M.

Special Hearing - The removal of restriction number 3 in Case number

ever, entertain any request for a stay of Lie sequence

of said permit during this

based for good cause

shown. Such request must

be in writing and received

in this office by the case of

the hearing set above or presented at the hearing

501-Tows. Feb. 4

J. ROHERT HAINES

Zoning Commissioner of Butemore County

then 15 ft

For snow date call

Maryland as follows: Care number: 88-327-SPH MS Highfield Court 2342" N of Pot Spring Re.

300 Water Street Name, address and phone number of 'egal owner, contract purchaser or representative to be contacted Cornelius J. Carmody Baltimore Maryland 21202 City and State Attorney's Telephone No.: (301) 625-5877 300 Water St., Baltimore, MD 21202 ORDERED By The Zoning Commissioner of Baltimore County, this day 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

County, on the \_\_\_\_\_\_ day of \_\_\_\_\_\_ 19. Ff. at \_\_\_\_\_\_ o'clock

22 Righfield Court

Cockeysville, MD 21030

City and State

---30

Zoning Commissioner of Baitimore County.

**PATUXENT** 

FEBRUARY 4

THIS IS TO CERTIFY, that the annexed advertisement of NOTICE OF BEARING 96730

was inserted in the following: Catonsville Times

67-307-A to allow the tun-] Arbutus Times Owings Mills Flier ne court and its surround-[] Reporter Weekly ■ Towson Flier ang ferice to be cknew to the south property and weekly newspapers published in Baltimore County, Maryland In the event that this once a week for <u>UNE</u> successive weeks before the <u>or h</u> day of <u>FEBRUARY</u> 19 88, that is to Person is granted, a buildwithin the thirty (30) day say, the same was inserted in the issues of appeal period. The Zorung Commenoner will, how FEBRUARY 4, 1988

PATEIXT AT PUBLISHING COMPANY By MULLING A COMPANY

Booster Weekly

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert ! /aines
Zoning Commissioner

November 24, 1987



Case number: 88-277-A and 88-327-50 H W/S Highfield Ct. 2,342' E c/1 of Pot Spring Road

8th Election District - 3rd Councilmanic District

Dear Mr., & Mrs. Rubin:

Lewis J. Rubin - Petitioner

(22 Highfield Court)

Please be advised that 501.21 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office. County Office Building. Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 45971 \_\_ACCOUNT R-01-615-000 ning Commissioner of 1timore County

11:00 am. 2122/88 hearing 88-277-A B B 065+++++201711 = \$85327-5PH

VALIDATION OR SIGNATURE OF CALHIER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

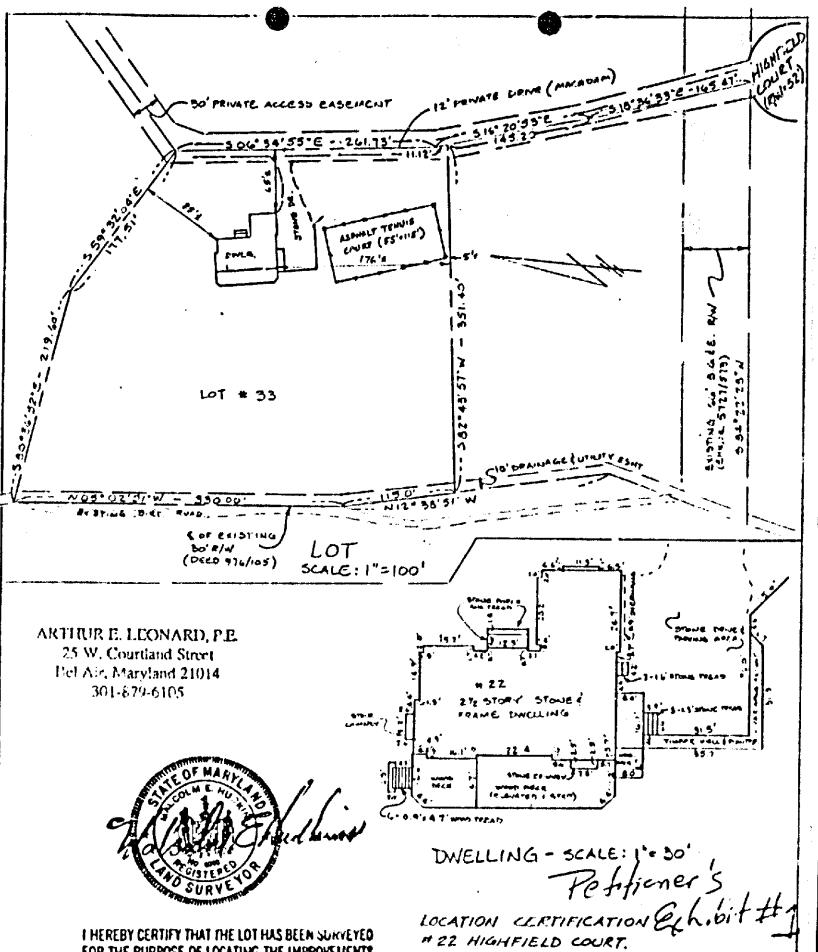
Case number: 88-327-SPH NS Highfield Court, 2342' N of Pot Spring Road (22 Highfield Court) 8th Election District - 3rd Councilmanic District Petitioners: Lewis J. Rubin, et ux DATE/TIME: MONDAY, FEBRUARY 22, 1988 at 11:00 a.m.

Special Hearing - The removal of restriction number 3 in Case number 87-307-A to allow the tennis court and its surrounding fence to be closer to the south property line than 15 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any reducst for a stay of the issuance of said permit during this period for good ed in this office by the date BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT PROMIT CARNOTT CARNODY, P.C. Special Hearing

Birgiaaaaaa30osa mosa,



James Dyer Zoning Supervisor FROM Zoning Enforcement Coordinator Item No.: \$8.277/1 (if known) \$ \$7.327
SUBJECT Petitioner: (if known)

VIOLATION CASE • 87-66 LOCATION OF VIOLATION High Field Co DEFENDANT RUBIN ADDNESS TO . .

Please be advised that the aftermentioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

Hearing reactived for 1-20-00

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

Baltimore Courty Office of Planning & Zoning Towson, Maryland 21204 INTER-OFFICE CORRESPONDENCE

P. David Fields

March 18, 1988 Mr. Cornelius J. Carmody 17 Commerce Street

Baltimore County Fire Department

494-4500

Gentlemen:

Paul H. Reincke

J. Robert Haines

Towson, MD 21204

Item No.: 176

Zoning Commissioner

Office of Planning and Zoning

Baltimore County Office Building

Re: Property Owner: Lewis J. Rubin, et ux

of Public Works.

prior to occupancy.

( ) 6. Site plans are approved, as drawn.

Location: N/S Highfield Ct., 2342' N. Pot Spring Road

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be

( ) 3. The vehicle dead end condition shown at

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( x ) 5. The buildings and structures existing or proposed on the site shall

REVIEWER: Att 1-11-15-17 Approved: Fire Prevention Bureau Special Inspection Division

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

EXCEEDS the maximum allowed by the Fire Department.

( ) 2. A second means of vehicle access is required for the site.

1 ) 7. The Fire Prevention Bureau has no comments at this time.

located at intervals or \_\_\_\_feet along an approved road in accordance with Baltimore County Standards as published by the Department

Towson, Maryland 2124-2586

November 25, 1987

Zoning Agenda: Meeting of 11/17/87

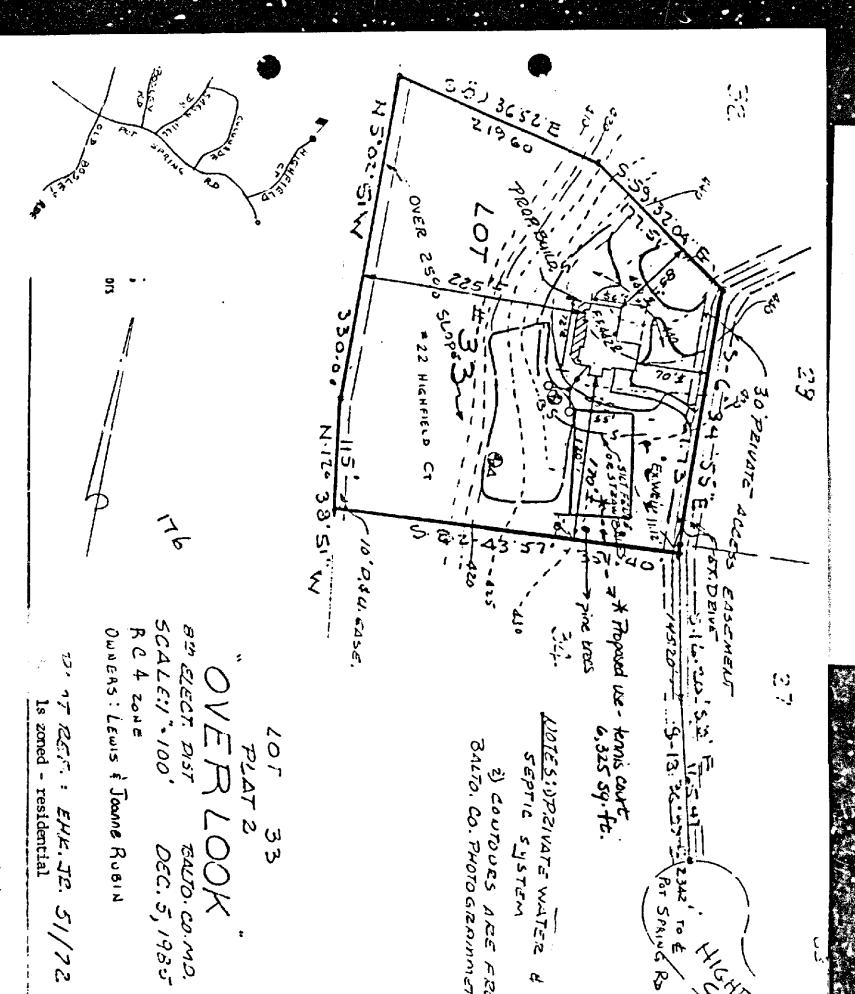
Baltimore, Maryland 21202

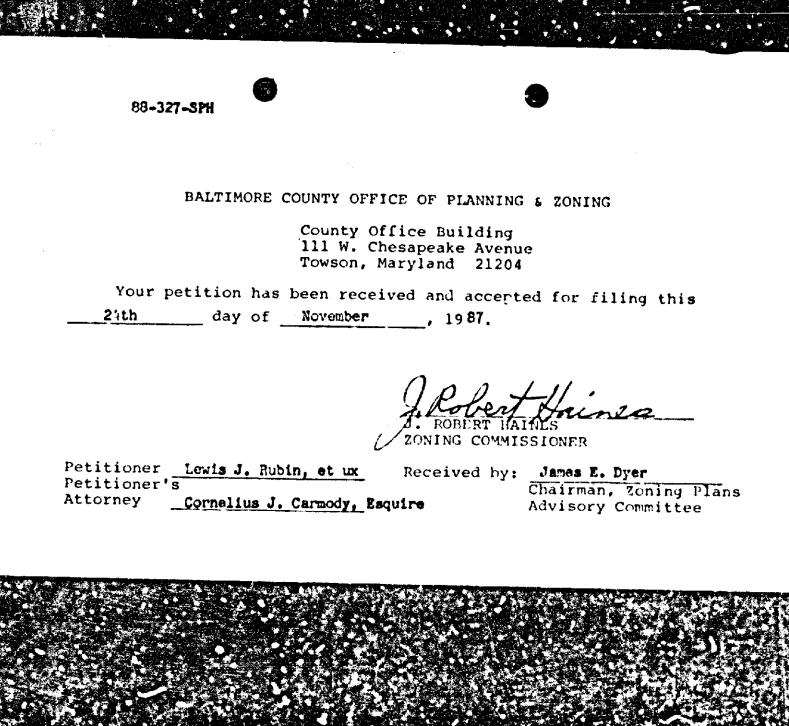
Fe: Zoning Case # 88-327-SPH & your letter of 3/11/88 Dear Mr. Cornelius,

In regards to your query concerning possible landscape requirements, this office determines that the existing landscape treatment is adequate and no further landscaping shall be required by this office.

Sincerely,

Co: Ann M. Nastarowicz Peputy Zoning Commissioner





I HEREBY CERTIFY THAT THE LOT HAS BEEN SURVEYED FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS.

THEREON AND THAT THE IMPROVEMENTS ARE LOT 35, OVERBROOK, PLAT 2, P.B. 51-72 BALTIMORE COIJUTY, MD LOCATED AS SHOWN SCALES: LOT: 14 100' DMELLING: 1 = 30" DATE: 12-22-66









# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

		MIERASPFICE COMME		-	
то	G endolyn Stephens	, Docket Clerk	Date	1/18/88	
			Lasioner MAD		

SUBJECT:se Nos. 88-277-A & 88-327-SPH

Case No. 88-277-A Scheduled for 1/26/88 at 9:00 a.m. Petition for Zoni e Variance

Petitioner: Lewis . Rubin, et ux Case No. 88-327-SPH Scheduled for 2/2/88 at 11:00 a.m. Petition for Special Hearing Petitioner: Lewis J. Rubin, et ux

The two above cases deal with the same factual situation. The first was filed by Petitioners in proper person. The second was filed by counsel on behalf of Petitioners. The cases are to be consolidated and heard on February 2, 1988. As soon as possible a postponement notice will be placed on the Variance Sign currently posted on the property denoting the hearing will be held on February 2, 1988. 

> cc: Mr. & Mrs. Lewis J. Rubin Cornelius J. Carmody, Esq. Shashi Dasai Jeffrey Long

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

Mr. J. Robert Haines Zoning Commissioner County Office Building

Towson .. aryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 169, 170, 171, 172, 173, 174, 175, and (176)

> Very truly yours, Michael S. Flanigan
> Traffic Engineer Associate II

Dennis F. Rasmussen

VSF:sb

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date January 14, 1988
8-326-A,
actors requiring comment on this

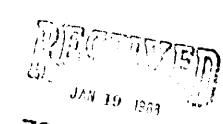
P. David Fields per J. Hoswell

P. David Fields

Director

PDF:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel



BALTIMOTE COUNTY DEPARTMENT OF ENVIRONMENTAL P. ECTION AND RESOURCE MANAGEMENT

Zoning Commissioner  Office of Planning and Zoning  County Office Building  Cowson, Maryland 21204	<u>//- 23-8'7</u> Pate
Coning Item # /76 , Zoning Advisory Co.	
roperty Owner: Alle of Ruley the Meeting of	11-17-87
ocation: N/S Hickfuld (+.	

COMMENTS ARE AS FOLLOWS: ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food Service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review ( ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins,

( ) A permit to construct from the bureau of Air Quality Management is required for such items as apray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be aubmitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of

( ) Prior to any new construction or substantial alteration of public awimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications sust be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau

) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have

the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removed by a licensed nauter and tank removed from the property of property backfilled.

Prior to removal or abandonment, owner must contact the Division of Waste Management at 494~3768. ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted. ) The results are valid until
) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

) shall be valid until . ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

(V) Others 10-14 distance minimum should be Considered
Letuden tennes Pourt and exiting supage pit

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21206

Cornelius J. Carmody, Esquire 300 Water Street Baltimore, Maryland 21202

Dear Mr. Carmody:

RE: Item No. 176 - Case No. 88-327-SPH Petitioner: Lewis J. Rubin, et ux Petition for Special Hearing

Bureau of

Building Department

Board of Education

Zoning Administration

Department of Traffic Engineering State Roads Commissio Health Department Project Planning

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures October 7, 1986

This is to confirm that I am aware of the location of the tennis court on Lot #33, 22 Highfield Court, Cockeysville, which is the Rubin's residence. I have no objections to the existence of this tennis court.

Date: 10-13-14

The objection to the termi courts. I think its a new iden & much the mighborhood!

October 7, 1986

This is to confirm that I am aware of the location of the tennis court on Lot #33, 22 Highfield Court, Cockeysville, which is the Rubin's residence. I have no objections to the existence of this tennis court.

Shashi Nossi NO Date: 10/8/86

October 7, 1986

This is to confirm that I am aware of the location of the tennis court on Lot #33, 22 Highfield Court, Cockeysville, which is the Rubin's residence. I have no objections to the existence of this tennis court.

Best alimo our 10/12/86
Enjoy your Tennis court!

-Pelitiones